

MAR 15 11 22 AM '96

WARRANTY DEEDRALPH R. ROWLAND and wife, GENEVA I. ROWLAND  
GrantorsBK 297 PG 346  
W.E. DAVIS CH. CLK.

To

CALVIN C. O'BRYANT and wife, GLENDA GAIL O'BRYANT  
Grantees

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, sufficient, and valuable considerations, the receipt of all of which is hereby acknowledged, RALPH R. ROWLAND and wife, GENEVA I. ROWLAND, the undersigned Grantors, do hereby sell, convey, and warrant unto the above Grantees, CALVIN C. O'BRYANT and wife, GLENDA GAIL O'BRYANT, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 314, Section B, Eastover Subdivision, in Section 29, Township 1 South, Range 6 West, DeSoto County, Mississippi, as shown on plat recorded in Plat Book 12, Pages 36-38, in the office of the Chancery Clerk of DeSoto County, Mississippi.

This conveyance is made subject to all applicable building restrictions, restrictive covenants, and easements of record.

The Grantees, by acceptance of this Deed, agree to become members of the Eastover Homeowners Association, a Mississippi non-profit corporation, and be bound by the By-laws of said Association. The dues of the Association shall constitute an assessment against the above described property and said assessment shall constitute a lien on the property so assessed and shall be collectible by a proper action at law or proceedings in Chancery Court for enforcement of such lien, provided, however, that said lien shall be subordinate to any Mortgages, Deeds of Trust, or other security instrument granted by the Grantees, a covenant that runs with the land and shall be binding on the Successors and Assigns of Grantees.

The Grantees, herein by acceptance of this conveyance, assume and agree to pay a pro-rata share of all ad valorem taxes for the year 1996.

WITNESS the signatures of the Grantors this the 14th day of March, 1996.

*Ralph R. Rowland*  
RALPH R. ROWLAND

*Geneva I. Rowland*  
GENEVA I. ROWLAND

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named RALPH R. ROWLAND and GENEVA I. ROWLAND, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 14th day of March, 1996.

My Commission expires:  
November 27, 1999

*Martha C. Huggins*  
Notary Public

Grantor's Address:

P. O. Box 10, Ashland, MS 38603

Home No. (601)-895-0442 Work No. None

Grantee's Address:

7287 Grove Park, Olive Branch, MS 38654

Home No. 342-3005 Work No. 800-NWA-LOAD

This instrument prepared by:  
Arthur E. Huggins, Attorney  
P. O. Box 8  
Southaven, MS 38671  
601-342-1616